

CITY OF HUNTINGTON BEACH
SOUTHEAST AREA COMMITTEE
MONDAY, FEBRUARY 11, 2002

Attendance: Mayor Debbie Cook, Councilmember Connie Boardman (Chairman), Councilmember Grace Winchell.

City Staff: Ray Silver, City Administrator; David Biggs, Director of Economic Development; Gus Duran, Redevelopment & Housing Manager; Todd Broussard, Public Works Engineer; Mary Beth Broeren, Principal Planner; Rosemary Medel, Associate Planner, and Carol Runzel, Assistant Project Manager.

Consultants: James Simon (RSG) and Kevin Thomas and Alan Ashimine (RSG)

Chairman Boardman opened the meeting at 7:00 PM and encouraged that public comment be part of an informal dialogue as the committee goes through the agenda. Approximately 20 residents and/or business representatives attended the meeting.

David Biggs provided a brief overview of the status of the plan adoption process and noted that this community meeting was planned to occur during the public comment period of the Draft Environmental Impact Report. Biggs introduced James Simon (RSG) who reported on the main points of the Draft Redevelopment Plan and noted that the plan changed significantly over the initial proposal primarily due to discussions in the community. Two important features of this redevelopment plan are the inclusion of the Design for Development and the ability to narrow allowed land uses through the plan.

Jim Simon described the purpose of the Draft Owner Participation Rules are to set policy on how the Redevelopment Agency enters into agreements with owners of property and business in the proposed area. He noted that the rules are relatively standard to existing rules effective in other redevelopment areas within the city.

Kevin Thomas, RBF Consulting, provided an overview of the Draft Environmental Impact Report (DEIR). He further addressed council members and the public's questions. In general, Mr. Thomas noted that the revised Redevelopment Area avoids most of the sensitive wetlands, and that the Program Environmental Impact Report addresses a full range of issues. He further clarified the CEQA language as it relates to "sensitive", "endangered," etc. As the DEIR addresses a redevelopment program, it is not site specific and does not analyze the effects of particular development, but serves as an "umbrella" document that future site specific development may be evaluated. Most typically, focused studies will commence at the time of development. Horack suggested that a table on the AES air emissions be included in the study. The Public Comment period for the DEIR will end on March 11, 2002.

Summary of Public Comments/Dialogue:

- Stan Cohen inquired about how the tax increment would be spent and was concerned about assisting the owners of the Ascon site. It was explained that the current plan

proposes that other than the 20% housing set-aside funds and pass-throughs to the other taxing entities, the redevelopment revenue coming to the city would be spent in the area.

- Ted Broedlow, Ascon site representative, said that there are nine cooperating parties that have been identified and if all participate to the level of covering the costs of remediation, then the redevelopment agency's funds may not be needed for the clean-up. However, financial assistance for the infrastructure may be needed. He said that they have until June 30, 2002 to have the Remedial Action Plan (RAP) done as required by the Department of Toxic and Substance Control (DTSC). He also emphasized that a site specific Environmental Impact Report will be required before any development on the Ascon site could go forward.
- David Guido commended the use of the Design for Development as part of the plan as it adds another layer of protection. He also asked for clarification on how the AES property was to be taxed – unitary or on the local roll.
- Topper Horack asked for clarification of several conclusions made in the DEIR specifically impacts to schools. He requested that the AES air quality emissions report be included as part of the DEIR. He also asked for clarification regarding the affordable housing requirements.
- Clem Dominguez was interested in knowing about how and when bonds are sold, specifically the plan limitation of \$50 million. It was explained that before any bonds are sold, the Agency is required to hold public hearings.

Biggs gave a brief updates on various other activities occurring in the Southeast Area as noted on a handout provided by Economic Development. He encouraged the public to check out updated information on these topics at the Department's website: www.hbbiz.com.

The next step in the process will be the Planning Commission's study session set for March 12, 2002, later followed by its April 9th meeting when it considers recommendations to the final EIR and Redevelopment Plan. The next community workshop on the Draft Redevelopment Plan, EIR, and Report to the City Council will be held on April 29th at the Edison Community Center starting at 7:00 PM. The Joint Public Hearing is scheduled for May 20th in City Council Chambers.

The meeting adjourned at 8:30 PM.

Meeting notes taken by Carol Runzel, Assistant Project Manager.